

MINUTES OF THE JANUARY 26, 2016 PLANNING BOARD MEETING
BOROUGH HALL, BOROUGH OF HILLSDALE

MEMBERS PRESENT: J. Miano, Councilman F. Pizzella (late), F. Franco
Mayor D. Frank, M. Kates, Z. Horvath, Chairman M. Giancarlo

MEMBERS ABSENT: E. Lichtstein, G. Biener, Vice Chairwoman L. Calabria

EMPLOYEES PRESENT: Nylema Nabbie, Esq., Board Attorney
Christopher Statile, P.E., Board Engineer
Paul Grygiel, P.P., Board Planner
Caitlin Chadwick, Deputy Secretary

Chairman Giancarlo called the meeting to order with a reading of the Open Public Meetings Statement at approximately 7:00pm.

OPEN TO PUBLIC (for matters not on the Agenda):

As no one wished to speak, the meeting was closed to the public.

MINUTES:

January 5, 2016 Re-Org. & Regular Meeting Minutes were approved by the Board.

January 14, 2016 Meeting Minutes were approved by the Board.

2015 Closed Session Meeting Minutes were approved by the Board.

INVOICES:

CP Statile, PA Invoices No. 417.076 – 417.082 were approved by the Board for payment.

Gittleman, Muhlstock & Chewcaskie Invoices were approved by the Board for payment.

RESOLUTIONS:

Resolution No. 2016-6; Resolution Authorizing Contract with Board Attorney Nylema Nabbie, Esq.

Resolution No. 2016-8; JKD Inc.; Block 1205, Lots 15 & 16; 36-50 Patterson Street

Both of the above resolutions were approved by the Board.

BOARD BUSINESS:

List of Suggestions to Mayor and Council

Following up previous discussions, Board Engineer Statile and Board Planner Grygiel discussed numerous items on the “Zoning Recommendations Discussion” list, which included various zoning related issues which the Board would like to recommend changes to for the Council to consider. These included CCO and Zoning Certificate protocols with the Zoning Official, definitions of Family and Boarding House, potential Industrial Zone land use changes, green building standards for site planning, FAR restrictions, residential parking standards, LED lighting standards, and initial escrow deposit increases to cover Board professionals to reduce replenishment request paperwork.

PUBLIC HEARINGS:

***PZ-12-15; PSE&G Substation – Phase II; Block 1212, Lot 14; 295 Patterson Street
Major Site Plan with Variances for Upgrades to Substation***

Glenn C. Kienz, Esq. – Counsel for the Applicant

Mr. Kienz gave a brief overview of the previously approved Phase I of the electric substation application and what PSE&G seeks to accomplish under the Phase II application, specifically preliminary and final site plan approval. Mr. Kienz stated that Phase II consists of proposed construction of two transformer isolation platforms and the removal of five feeder enclosures, as well as installation of a temporary breaker all to prevent flooding. Mr. Kienz also explained why this use is not a conditional permitted use and Board Attorney Nabbie agreed with him, stating that this is a permitted use in the Hillsdale Industrial Zone, thus eliminating the need for a “d” use variance.

Witness Mr. Juan Ananos, P.E. of PSE&G was then sworn in to testify as an expert in mechanical and electrical engineering. Mr. Ananos testified that PSE&G will temporarily install a circuit breaker which will not be connected, just installed. Feeders, which open and close the circuit breaker and cut off electricity, will be installed as a safety measure. Mr. Ananos explained that PSE&G has a requirement called “N minus one” where two transformers are required, so in the event that one fails, there is one functioning. This policy applies during the entire construction of the project. The two existing transformers will be raised and have a switch gear to open and close. There will also be isolation barriers in front of the transformers. PSE&G is also leasing a building on Prospect Place where they will store equipment. This is one intermediate step of the final project –Phase III.

Board Engineer Statile asked about the 20 ft. high isolation walls and if the public right of way is also protected from the transformers and it was confirmed that the public will be safe within the public right of way. Mr. Statile also asked about the floor elevations and Mr. Ananos confirmed from the top of the concrete (TOC), elevation is 66.5 feet. Furthermore, a secondary containment structure will be installed. Mr. Statile asked where the exported soil will go and Mr. Ananos explained that PSE&G has two different facilities they use for exporting soil and the soil will go to one of those facilities; names of the facilities will be provided. Mr. Statile explained to Mr. Ananos that PSE&G needs to provide a 500 foot drainage plan during Phase III of the project, and that United Water/SUEZ has requested to be present during any pre-construction meetings for any work in public streets.

It was confirmed that PSE&G is still in the process of negotiations to purchase a property on Knickerbocker Ave. to ultimately expand the substation. PSE&G is leasing a property from Waste Management on Prospect Place for office space and to store equipment; the lease will extend to about 2018, which is approximately when the project will be complete. Councilman Pizzella asked if the Building Department is aware of what PSE&G is using those properties for and it was confirmed that that they are aware. Estimated time frames for completion of Phases II and III of the project were also discussed. PSE&G is using a remedial action plan, which is not currently on file but can be provided.

The meeting was then opened to the public.

Theresa Cardinale of 247 Knickerbocker Ave. expressed concerns regarding the Knickerbocker Ave. property due to the fact that it's located in a flood zone and asked if PSE&G will be building at that site. Mr. Kienz explained to her that PSE&G is currently only storing equipment at that site. Ed Alter of 24 King Court asked if the isolation barrier walls are closer than 50 ft. from property lines and Mr. Ananos confirmed they are not.

Mr. Horvath made a motion to approve this application, and Ms. Miano seconded the motion. The Board was polled and as all voting members of the Board voted in favor of the motion, the applicant was granted Site Plan Approval.

INFORMAL HEARING:

PSE&G Substation – Phase III; Block 1212, Lot 14; 295 Patterson Street

Andrew Martin of Black & Veatch, licensed in New Jersey and North Carolina, was sworn in to testify as an electrical engineering expert. Mr. Martin reviewed for the Board what PSE&G proposes for Phase III of the project – construction of a new Gas-Insulated Substation (GIS). Construction will include circuits being transferred; a new transformer will be installed and another refurbished; PSE&G also proposes a new tall building. Preliminary renderings and site plans were distrusted to the Board.

Councilman Pizzella voiced concerns regarding Hillsdale's Industrial Zone and potential redevelopment in that zone, as well as physical appearance of the new building.

Board Engineer Statile suggested the Board retain an architect to assist with design of the physical appearance of the proposed building. PSEG agreed with the suggestion.

Mr. Martin explained that there are similar GIS stations throughout the state that are of similar appearance to what PSE&G proposes to build in Hillsdale.

Ms. Kates stated that landscaping on site must be discussed in the future, after it is first discussed with the Environmental Commission.

The meeting was opened to the public. Mr. Alter of 24 King Court had concerns regarding stormwater management, as well as security on the site. Theresa Cardinale of 247 Knickerbocker Ave. also spoke about the physical appearance of the proposed building. The meeting was then closed to the public.

The Board assembled a subcommittee for this upcoming application. Members of the subcommittee will be Mr. Giancarlo, Councilman Pizzella, and Ms. Miano; they will focus on landscaping, security on site, and flood water height.

At 9:50pm, the meeting was adjourned.

Respectfully submitted,

Caitlin Chadwick
Deputy Secretary